VERMONT

State of Vermont

AGENCY OF NATURAL RESOURCES
Department of Environmental Conservation
Waste Management Division
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December 12, 2011

Matthew Douthwright
Cobalt Properties NH Group
Suite 700, Mercantile Centre
55 Union St.
Saint John, NB E2L 5B7

RE: Site Management Activity Completed
Site: Irving Oil Mainway, 142 Railroad St., St. Johnsbury, VT (SMS Site #2009-3928)

Dear Mr. Douthwright,

The Sites Management Section (SMS) has received the *Underground Storage Tank (UST) Closure Assessment* for the above referenced property, which was submitted by Acadia Environmental Technology. Subsurface contamination was encountered during the assessment work. Based on the information presented in the report, we have made the following conclusions:

- On November 11 and 12, 2008, three 4,000-gallon gasoline USTs and one 4,000-gallon diesel UST were removed from the property. The USTs were removed as part of an effort to decommission this facility. The tanks were all said to be in fair condition, while the piping was noted to be in good condition. Following removal of the tanks, soils in the excavation were screened for petroleum vapors using a photoionization detector (PID) and had a peak reading of 76 parts per million (ppm). This reading was recorded beneath one of the gasoline tanks at a depth of 7-8 feet below grade. PID readings were generally below 20 parts per million. No groundwater or bedrock was encountered during the excavation work. Confirmatory soil samples were taken from beneath the gasoline tanks and analyzed for volatile organic compounds (VOCs) and total petroleum hydrocarbons gasoline-range organics (TPH-GRO). A sample from beneath the diesel tank was analyzed for TPH diesel range organics (TPH DRO) No TPH was detected in the diesel sample above the minimum laboratory detection levels. No VOCs were detected below the gasoline tanks. TPH was detected at a concentration of 2 ppm, which is well below the SMS guidance value of 1,000 ppm for industrial properties.

- A brief survey of sensitive receptors was conducted as part of this work. All properties in this area are served by the municipal drinking water system. No water supplies were identified within 300 feet of this property. Contamination in subsurface soils appears to be fairly limited in extent, and is unlikely to pose a risk to any shallow groundwater aquifers or indoor air spaces in the area.

- No unacceptable risk to human health or the environment is believed to be present due to any residual contamination remaining at the site from the USTs removed in November, 2008.

Based on the above, the SMS is assigning this property a Site Management Activity Completed (SMAC) designation. The SMAC designation will not release the owner(s) of the property from any past or future

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liability associated with the petroleum contamination at the site. It does, however, mean that the SMS is not requesting any additional work in response to the contamination discovered during the removal of the diesel UST and three gasoline USTs.

Please feel free to call myself or Ashley Desmond of the SMS at (802) 241-3888 if you have any questions.

Sincerely,

Chuck Schwer, Section Chief
Site Management Section

c: Erin Pike, Acadia Environmental Technology
DEC Regional Office – St. Johnsbury (submitted via e-mail)
St. Johnsbury Selectboard
St. Johnsbury Health Officer